



## 9 Victoria Avenue

Springfield, Wigan, WN6 7AN

**£995 PCM**



Sapphire Homes are pleased to be in a position to offer For Rent this impressive and newly refurbished 3 bedroom mid terraced property in popular residential location that must be internally viewed to be appreciated in full. The location of the property is in a sought after location and is situated close by to local schools, churches, amenities and only a ten minute walk to Wigan town centre. The accommodation briefly comprises of entrance / vestibule leading to a spacious lounge and to the rear elevation there is a stunning luxury fitted kitchen with integrated appliances and door leading to the rear garden. To the first floor the landing provides access to 3 good sized bedrooms and a brand new luxury fitted bathroom with high quality fixtures and fittings. The property is warmed by Gas Central Heating and also benefits from a modern tasteful decor and double glazing throughout. Externally there are expertly landscaped low maintenance gardens to the front and rear and early internal viewings are highly recommended to appreciate this wonderful property. No Smoking.



GROUND FLOOR

Entrance / Vestibule

Lounge

Kitchen

FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

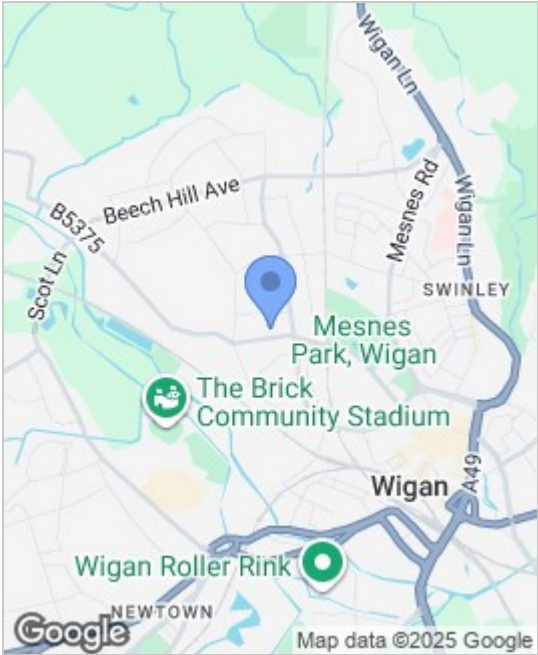
Bedroom 3

Bathroom

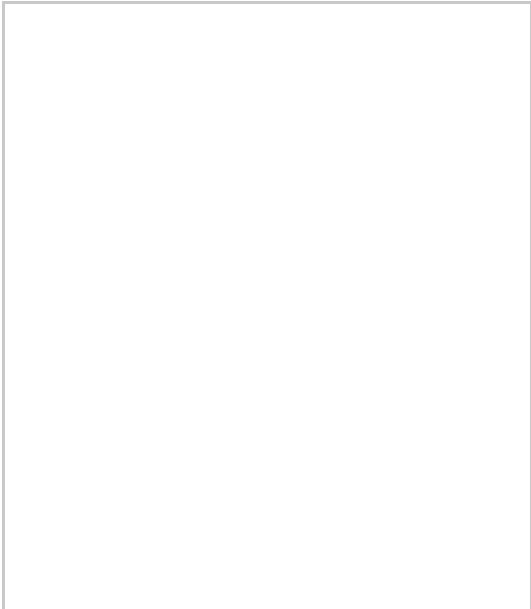
EXTERNAL

Rear Garden

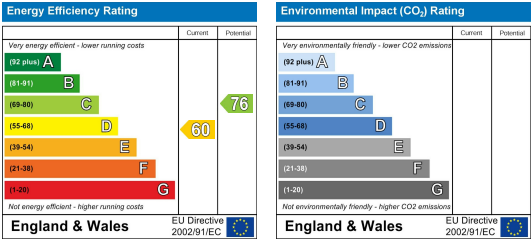
Area Map



Floor Plans



Energy Efficiency Graph



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